

\$375,000 - 224 Babbling Brook Run, BRADENTON

MLS® #A4622014

\$375,000

2 Bedroom, 2.00 Bathroom, 1,545 sqft

Residential on 0.11 Acres

HERITAGE HARBOUR / RIVER STRAND,
BRADENTON, FL

Beautifully upgraded 2-bedroom, 2-bath villa in the desirable River Strand community at Heritage Harbour in Bradenton, Florida! This move-in ready home perfectly blends comfort, convenience, and style, offering an exceptional living experience. This beautiful home is full of upgrades and invites you to enjoy the maintenance-free lifestyle along with the many amenities River Strand has to offer. As you step into this home, you're greeted by an open floor plan and serene lake views and sunsets. The home was repainted this year so there is really nothing else for you to do than just move in!

As you step into this bright and airy living space you're greeted by a well-appointed kitchen featuring custom organizers, pantry pull-out shelves, and abundant cabinetry. The primary bedroom has access to the lanai. It offers a spacious bath that features double sinks, a walk-in shower and soaker tub. It also offers custom closets, and plantation shutters which add elegance and privacy. The den includes a versatile Library and a convenient Queen Murphy bed. The second bedroom features a full-size Murphy bed, maximizing flexibility and space. The well-lit laundry room with sensor lighting for convenience makes doing the laundry a breeze. The two-car garage is enhanced with custom cabinets for organized storage. For added storage, the attic is outfitted with plywood flooring, stairs, and lights. Hurricane accordion shutters



provide peace of mind. This villa boasts numerous upgrades: Nosem screens in the lanai, a freshly repainted lanai cage, plantation shutters throughout, and custom cabinets in the garage and laundry room. Located in the vibrant Heritage Harbour community, you'll have access to amenities like golf, tennis, swimming, walking trails, and more. Close to shopping, dining, and the stunning Gulf Coast beaches, this villa is the ideal place to call home. Last but not least, the elevation certificate shows the property is "high and dry"! Don't miss this meticulously upgraded villa in River Strand –schedule your private showing today!

Built in 2015

Essential Information

MLS® #	A4622014
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,545
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Villa
Status	Sold
Property Taxes	813.00
Pet Size Limit	Large (61-100 Lbs.)
Minimum Lease	1 Month

Community Information

Address	224 Babbling Brook Run
Area	Bradenton
Subdivision	HERITAGE HARBOUR / RIVER STRAND
City	BRADENTON
County	Manatee

State	FL
Zip Code	34212

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Tennis Court(s)
# of Garages	2
View	Water

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Refrigerator, Washer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Sliding Doors, Tennis Court(s)
Roof	Shingle
Foundation	Block, Slab

School Information

Elementary	Freedom Elementary
Middle	Carlos E. Haile Middle
High	Parrish Community High

Additional Information

Date Listed	September 11th, 2024
Days on Market	382
Zoning	PD-MU

Listing Details

Listing Office	KW SUNCOAST
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